

MINUTES OF SPECIAL MEETING  
SUGAR CITY COUNCIL  
THURSDAY, APRIL 27, 2005

Presiding: Glenn W. Dalling  
Meeting Convened at 6:30 p.m.  
Prayer: Tim Kershaw  
Pledge of Allegiance

Present: Mayor Dalling; Sharon L. Bell, Clerk; Marcie A. Smith, Treasurer; Council members Tim Kershaw, Brent Barrus, Walter Deitz and Harold Harris; Scott Lee, City Attorney; Sharee Palmer, Planning & Zoning Commission; Jan Gallup; Brad Orme; Bruce King; Dave Thompson; Eddie Pincock; and Vaun Waddell.

**REVIEW OF COMPREHENSIVE PLAN:** Jan Gallup addressed the Council. She conducted a review of the protocol for a public hearing, conduct prior to a public hearing, and conduct during the public hearing.

**Comprehensive Plan Map:** Jan presented a revised Comprehensive Plan Map dated 4-27-05. After the last meeting she sent the Comprehensive Plan Map to the city engineer and to our consultant in Boise, Jerome Mapp, and asked them to review it. They said that it was too detailed and recommended that we reduce the number of categories to seven: agriculture, single family residential, multi-family residential, commercial, manufacturing, public facilities, and open space. The Council unanimously agreed with the seven categories.

**Impact Area to north and west:** A discussion was had on the expansion of the impact area into Salem, which would include anything west and north of the interchange and Highway 20. The Council unanimously agreed with the above expansion.

**Impact Area to south and west:** A discussion was had on the south interchange. This projected expansion is north of the Moody Road and west of Highway 33 to the Salem/Parker Road. The County could give the area to Sugar City, but we must show process and verify reasons. The Council unanimously agreed with the above expansion.

A discussion was had on the categories on the Comprehensive Plan Map. Jan explained that the zoning map applies to the present time, and the Comprehensive Plan Map shows what we want to see developed in the future. Changes were decided upon in the multi-family category. Jan said single family dwellings could be put in multi-family.

Council member Deitz was excused at 8:15 p.m. and returned at 8:25 p.m.

**Harold Harris Trailer Court:** Jan said the Comprehensive Plan Committee's opinion on the trailer court was that at this point it is single family residential. The commission made its decision for designating it single family residential based on the best use of that land. Discussion was had on whether or not the Council wanted some multi-family residential in that area, regardless of who owns the property. Council member Harris declared this issue is a conflict of interest for him, and he stepped down from voting. A vote was called to approve the Comprehensive Plan Map "as is" in relation to the trailer court on 3<sup>rd</sup> South and leave it single family residential. Voting was as follows:

Those voting aye: Council members Kershaw and Barrus

Those voting nay: Council member Deitz

**Manufacturing:** A discussion was had on the manufacturing section just south of the Harris Trailer Court. Jan asked if the Council wants to keep that as manufacturing or have it single

family residential. The Council unanimously agreed to change it to single family residential.

**Open Space:** Jan said the open space is to designate that we want open space in those areas. It might not be specific to where she has it. A developer can request it where he wants it.

Jan feels we will have another public hearing for the Comprehensive Plan Map after the next public hearing. She is hoping the Comprehensive Plan itself will be approved.

**Transportation Map:** Jan presented a revised Transportation Map dated 4-27-05 and pointed out a couple of things that have changed.

**Salem Area:** She discussed the major collectors and minor arterials that were extended to the edge of the proposed impact area, and explained that the grid system will be maintained. She said she asked Dick Dyer when he did the build-out study to match it up with the County Transportation Map.

**Major Collector by Stillman Property:** Jan did some research because she knew the Stillman development would impact this area. She said there is not a way to have a major collector going along there with Stillman's master plan, so she moved it north so that there would be houses on either side of the street rather than some backing up to the canal. The Council unanimously agreed to leave the road where it presently is.

Jan said to keep in mind that the Comprehensive Plan Map is in the appendix and the Transportation Map is in the Comprehensive Plan itself. So if we accept the document, we accept the Transportation Map.

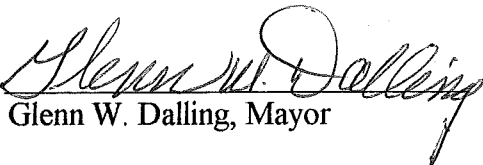
**Subdivisions:** Jan said in doing the transportation map and working on the subdivision ordinance she found a situation that is vital to discuss. At their last meeting they changed the minor collector right-of-way on local streets to 60 feet. She discovered that the Sun River Estates' right-of-way width is 68 feet, and the finished road is 44 feet. In Stillman's the right-of-way width is 60 and the street width is 42. She said we need to be consistent, and now is the time to do it. Ponderosa Estates has 60 feet right-of-way and street width is 42 feet. The Council unanimously agreed to leave Sun River Estates the way it is because it is isolated and to be consistent with right-of-way at 60 feet and street width at 42 feet in the rest of town.

**STILLMAN SUBDIVISION (OLD FARM ESTATES):** Jan said Sharee Palmer asked her to put together some research on the Stillman subdivision. She presented a timeline on where the subdivision is at present. She said the attorney recommended on 1-8-2004 that Stillman and his engineer go back and negotiate with P&Z on some of the issues that haven't been addressed in the development agreement. Sharee said Mr. Stillman never came back to negotiate. She said the final plat was approved contingent on the development agreement, which has never been signed. Eddie Pincock said the property has been listed for sale. Attorney Lee said at this point everything is negotiable.

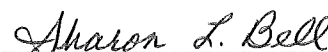
Jan said she will make the changes on the maps tomorrow, deliver them to Sharon so she has those in her possession, and will send Dave Thompson a new Comprehensive Plan with the revised maps to go on the Internet tomorrow. She asked Sharon to put an announcement in the newsletter that the maps have been revised and to check the website or come in to City Hall and pick up a map. She also asked that it be announced that the public hearing will be May 18<sup>th</sup>.

Meeting adjourned at 10:10 p.m.

Signed:

  
Glenn W. Dalling, Mayor

Attested:

  
Sharon L. Bell, Clerk